



GRASSROOTS
REALTY GROUP

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63 Royal Birch Point NW
Calgary, Alberta

MLS # A2333463



\$999,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,270 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Lake, No Neighbours Behind		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Tesla Charger		

Fabulous location with unobstructed mountain views and an absolutely spectacular lot! Backing directly onto a lush south-facing green space and pathway, this exceptional family home offers privacy, comfort, and an unbeatable setting. The professionally landscaped backyard (2019) is a true outdoor oasis, featuring a spacious patio with gas hookups for both a fireplace and BBQ—perfect for relaxing or entertaining. Enjoy direct access from your backyard to the park and pathways while taking in the beautiful surroundings. Step inside to discover a bright, open-concept main floor enhanced by brand-new flooring throughout, creating a fresh, modern feel. The chef-inspired kitchen is designed for both everyday living and entertaining, offering a large breakfast bar, abundant cabinetry and counter space, a walk-in pantry, and a generous dining area overlooking the picturesque backyard. The inviting great room is anchored by a cozy gas fireplace, while the convenient main-floor laundry adds to the home's functionality. Upstairs, you'll find a spacious bonus room, three well-appointed bedrooms, and a luxurious primary retreat featuring a large walk-in closet and a private 4-piece ensuite. The professionally renovated basement (2020) provides outstanding additional living space with the comfort of in-floor heating. It includes a large games/recreation room, stylish wet bar, full bathroom, fourth bedroom, and ample storage. Additional updates include a new roof (2020), high-efficiency furnaces, and a newer hot water tank. The double attached garage is equipped with an electric vehicle charger for added convenience. Ideally located within walking distance to schools, parks, shopping, the LRT, and the Rocky Ridge YMCA at Shane Homes, this outstanding home offers the perfect combination of location, lifestyle, and modern upgrades. The well known innovative accredited

private school RENERT is just several minutes drive away. Don't miss this incredible opportunity to own a truly exceptional home!